

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

Issued Monthly – No.397, March-April, 2011

Mark Your



Calendar

Next Board Of Directors'
Meeting Thursday,
April 21, 2011



JOIN US!!!

in the Administration Building at 1:30 p.m. All unit owners and residents are encouraged to attend all Board meetings.



► Property Maintenance Committee meeting on Thursday, April 7@ 1:30 PM, Administration Building

Annual Meeting
Thursday April 28th at 3 PM
Please plan to attend or,
at least, send in your proxy.

The President's Corner

There are two important items for all unit owners to pay attention to this month plus information on major work projects that will be done in the Mutual this year.

First, please, please respond promptly to the easement request that was mailed out early this week. The proposed addition to the home at 15151 Vantage Hill Road will not only enhance that unit but also will give the Mutual more strength in the housing market as time goes by. Because the addition will include some of the common elements we must grant an easement, but the expansion is only over space behind the unit and does not affect any area our other use by residents. Because the contractor is waiting to begin work, it would be a great help if you could respond promptly. We must have an affirmative vote of 2/3 of all unit owners. Thank you for your attention to this necessary item of business.

A second important item is that proxy letters and the announcement of our annual meeting will be sent soon. The meeting will be on April 28 at 3 PM in the auditorium in Clubhouse II. This is the time when we officially vote for new members of the Board of Directors of the Mutual. Legally we must have a quorum of 51% of the unit owners either present or by proxy to conduct business. This means it is important for you to come, if you are able, but if not, it is very important that you return your proxy. Without YOU we cannot do business. Each of us does matter. We also plan to have an "open forum" with two goals: (1) to find out what you think we should be planning and doing in the coming year for the Mutual and (2) what you feel is important for us to advocate for in the operation of Leisure World. Our hope is that we will have portable microphones available this year to make discussion easier. Please plan to attend, but if you are unable, at least send in your proxy. We need you.

At our Board meeting this week we approved two major projects for the plaza homes: (a) new roofs and (b) new siding. The roof replacement will give the plaza homes greater security from water and storm damage (it is time to do this, the lifespan of the roofing materials is about exhausted). The new siding will be a major upgrade of appearance and also will replace aging panels and improve wall insulation. Our replacement reserve will pay for this work. This is why there is a portion of the condo fee devoted to replacement work. It paid for the elevator overhaul for our apartment buildings a few years ago. The maintenance reserve that we put into operation over the past two years is also paying off. We will be painting two more apartment buildings with the money that we have saved in that fund, too.

We enjoy a beautiful home area and hope to keep it attractive and safe for you. Now that spring is approaching we can all enjoy our surroundings more than in the cold winter months.

Richard Bambach 301-598-5322 richard.bambach @verizon.net



Quick Print™ and a PDF document are needed to see the picture.

April 1st April Fool's Day

Nominating Committee


You've seen the notice in the *Grapevine* and you've received our letter about candidates for the Board of Directors. You will soon receive information on the Mutual 14 Annual Meeting and biographies on several candidates who have agreed to run for the three open positions on our Board. Some of us will probably skip over all this information or think, "I'll consider that later." Well, now it's later, but still not too late!

At the Mutual 14 Annual Meeting on April 28th (3 PM) you will have the opportunity to pick three people for the next Board of Directors. These will be people who can help make your enjoyment of your home in Leisure World more pleasant...or make you wish you took a more active role in the process. So please be a part of the process. Take some time to look over the bios, attend the meeting and vote for the three candidates who you feel will conscientiously represent you on the Board of Directors. And actually it's not too late for you either, as nominations can be accepted from the floor at the meeting. We wish we could say that attendance at the annual meeting is mandatory, because in a way it is. In order to conduct the business of our mutual, at least 50% of owners must be present in person or by proxy. In previous years we have barely had the required attendance. Your attendance or proxy is critical to the process of successfully running this place we call home. And besides that, **we really don't want to do it without you.**

April 22nd Earth Day

 **Property Maintenance Committee**

The property maintenance committee recommended to the board and the board approved the following improvement projects for our Mutual. The patio homes will get new roofs, new insulated vinyl siding and new gutters and downspouts. All the units in the Mutual will get one new smoke detector and battery. Also the annual fire alarm testing will start soon.

 April 19 Passover

IMPORTANT REMINDER from your Board

In 2009 new laws were passed that makes condominium owners responsible for up to \$5,000 in damage repair "if the cause of any damage to any portion of the condominium originates in their unit." This law automatically replaced the provision in our Bylaws that the unit owner was responsible for only the first \$1000 of damage.

The Board recommends that each owner have an insurance policy that will reimburse you fully.

If you have any questions, please contact your insurance agent.



 **Personals...**

Last issue I missed these birthdays... ☹️

- 3/21 Jim O'Neil (B10-3A)
- 3/26 Linda O'Neil (B10-3A)



- 4/04 Ellen Wilson (B12-1G)
- 4/06 Margaret Friedrich (B10-3D)
- 4/12 Jim Straw VHC 2B
- 4/28 Diana Kennedy (B13-3A)
- 4/28 Emily Moran (B12-3A)
- 4/29 Mary West (B16-3A)

Please Welcome



- Michael and Susan Smith (B11-1D)
- Claire Keefe, Robert Combs & Barbara Canty (B15-1D)
- (Ms) Tommie Richards (B17-2E)
- Sidney & Marie Jarvis (soon!) (B15-1D)

Sunday April 24  Easter

Landscape Committee 

Spring is finally here! This is a reminder from the Landscape committee to start tending to those gardens. Weeding, clearing leaves, and adding mulch all do so much to improve the appearance of, not only your own garden, but the whole Mutual! Thanks in advance.

QuickTime™ and a PDF viewer are needed to see this picture.
April 27th Administrative Professional's Day

Reminders & Vital Info 

• **Vacation Communiqué**

Are you planning to be away for more than a few days? Before you leave, use this REMINDER as a guide to prepare your residence for your absence.

1. Turn your Air Conditioner up to 85°
OR Turn your Heaters to 55°
2. Turn off the switch (circuit breaker) to the Water Heater
3. Unplug your TV set, Stereo, Radio, Toaster, or other unnecessary appliances.
4. Stop the newspapers.
5. Hold the mail at the Post Office, have it transferred, or have a neighbor pick it up.
6. Notify the Main Gate and the building Rep by leaving the following with them on a 3x5 card
 - a. Your name and address
 - b. Dates you will be gone
 - c. Destination
 - d. Location of a key.
 - e. Phone numbers of local person who can be notified in case of a problem.
7. Leave similar information, plus key(s), with a neighbor.
8. If you will be gone for more than three weeks
 - a. Have someone check the unit once a week
 - b. Turn off water to toilets, sinks, and washing machines.



• **Kitchen Drain Test - Check It Out!!!**

THIS IS VERY IMPORTANT. It protects you and your neighbors from emergencies such as a water leak or fire.

All apartment residents should perform the following test of your kitchen drainage **monthly** in order to avert a flood:



- 1) Fill the sink with water up to 1-1/2 "from the top.
- 2) Remove the stopper and let it drain.
- 3) If the water flows out quickly, all is well; your drain has 'passed' the test.



4) **BUT**, if the water drains sluggishly, your drain may be clogging up and could cause a flood in your apartment. **REPORT** this at once to our Mutual Assistant so that the drain can be checked and cleaned out by the plumber.

• **Water Valves**

Exterior Water valves can be turned **ON** now. At the interior access panel, open the valve by turning the faucet handle to the **LEFT** or **counter-clockwise**.

Now is a good time to check all of your other water valves. Make certain you know where they are and if they can be easily turned. It is especially important for you to locate and be able turn off the main water faucet in your residence. The **main valve** is usually located near the hot water heater. To turn any valve **OFF**, turn the handle to the **Right, or clockwise**.

• **Air Conditioner Preparations**

Believe it or not **HOT** weather is right around the corner. If you have placed the air conditioner filter in a plastic bag, now is the time to remove it. If the filter is dirty, it should be replaced before the start of the season.

Please be certain to turn **OFF** the heat before you turn on the Air Conditioner

M14 ONLINE: 

www.professionalusa.net/m14/

Don't forget there is lots of information online at the above Internet address (URL). You can also read the Grapevine there – it makes it easier to use any links to the Internet that are included.

Law of the Garbage Truck

One day I hopped in a taxi and we took off for the airport. We were driving in the right lane when suddenly a black car jumped out of a parking space right in front of us. My taxi driver slammed on his brakes, skidded, and missed the other car by just inches! The driver of the other car whipped his head around and started yelling at us. My taxi driver just smiled and waved at the guy. And I mean he was really friendly. So I asked, 'Why did you just do that? This guy almost ruined your car and sent us to the hospital!' This is when my taxi driver taught

me what I now call, 'The Law of the Garbage Truck.'

He explained that many people are like garbage trucks. They run around full of garbage, full of frustration, full of anger, and full of disappointment. As their garbage piles up, they need a place to dump it and sometimes they'll dump it on you. Don't take it personally. Just smile, wave, wish them well, and move on. Don't take their garbage and spread it to other people at work, at home, or on the streets. The bottom line is that successful people do not let garbage trucks take over their day. Life's too short to wake up in the morning with regrets, so...Love the people who treat you right. Pray for the ones who don't. Life is ten percent what you make it and ninety percent how you take it!

Have a blessed, garbage-free day!

BOARD OF DIRECTORS

President: Richard Bambach
Vice President: Frank Lozupone
Secretary: Agnes Glass
Treasurer: Ralph Romano
Director: James Moores
Director: Jackie Rabinow
Director: Helen Bass

COMMITTEE CHAIRS

Advisory: Agnes Glass & Aleen Phillips
Budget & Finance: Ralph Romano
Landscape: Sharon Moores
Property Maintenance: Frank Lozupone & Bill Buck
Social: Sharon Moores & Mary West

Web Site: <http://www.professionalusa.net/m14/>
<http://www.lwmc.com>

Mutual Assistant: Gloria Robar - 301-598-1338

- Building Problems? - **Call** Gloria at 301-598-1338
- Emergencies, when Gloria is not available - **Call** Physical Properties –301-598-1500
- After hours & weekends – **Call** Main Gate – 301-598-1044

Comcast Issues - contact 301-920-9951